



The Gables, Broad Street, Weobley, HR4 8SA
Price £850,000

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The Gables, Broad Street Weobley

Steeped in history dating back to the 15th century is this truly unique Grade II* listed black and white property with a converted threshing barn and approximately half an acre of grounds. The property is situated in one of Herefordshire's most sought after villages of Weobley and boasts oodles of charm and original character features and charm throughout. Currently run as a B&B with five double bedrooms within the main house, two bedrooms to one half of the barn and one bedroom to the other half there is plenty of opportunity to utilise the space as suits. Please call the Leominster office on 01568 610310 to arrange your viewing.

FEATURES

- Grade II* Listed
- Abundance of original character features
- Family home, currently used as a B&B
- Flexible accommodation
- Threshing barn, outbuildings
- Approx. half acre
- Desirable village location

Material Information

Price £850,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: G

EPC: (null)

For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings

Introduction

The Gables is situated within the heart of one of Herefordshire's most desirable villages; Weobley. The property is steeped in history and has been part of the current vendors family for many years. The property has accommodation comprising; entrance, sitting room, dining room, conservatory, living room, kitchen, utility room, cloakroom, bedroom/reception room, 5/6 bedrooms to the first floor, three en-suite, cloakroom and family bathroom. The barn has accommodation comprising; three bedrooms, two bathrooms. In addition there are a number of outbuildings including a studio. There is a gated driveway which provides parking for several cars and approximately 0.50 acre plot including a well maintained garden. Viewing is recommended to appreciate the property and all it has to offer.

Property Description

The solid wooden front door opens into the entrance hall where you are greeted by an abundance of character features which flow throughout the home. There are exposed timbers and sash windows with wooden shutters. To the right is the living room which has a sash window to the front and stone fireplace inset with a decorative stove. The dining room, currently used for guests, has a sash window to the front and a stone fireplace inset with a woodburning stove. Double doors open into the conservatory which has windows overlooking the rear garden and French doors which open to the patio. The conservatory is a great place to sit with a good book and glass of wine. From the conservatory is a reception room which has a painted fireplace creating a focal point to the room. A door from the conservatory leads to the kitchen/breakfast room which is fitted with wall and base. There are triple aspect windows, a stainless steel sink, space for a fridge freezer, arrange cooker and dishwasher. There is ample room for a breakfast table and chairs. The utility room has space and plumbing for a washing machine and tumble dryer. There is a stainless steel sink and a door to the patio and cloakroom which is fitted with a WC and basin. From the kitchen some steps lead up to the sitting room which has a sash window

to the front and an open fireplace.

The staircase leads to the first floor landing which has two windows to the rear and access to the loft which is a very substantial size. Bedroom one and two are good sized double rooms each with a sash window to the front, vanity sink and en-suite fitted with a WC, basin and shower cubicle. Bedroom three is a double with a window to the front and cloakroom fitted with a WC and basin. Bedroom four has a dressing area, double bedroom and en-suite fitted with a WC, basin and a shower cubicle. The fifth bedroom is a double room with a sash window to the front. There is a family bathroom which is fitted with a WC, basin and a bath.

Threshing Barn

The door on the left opens into the entrance hall where there is space for furniture and the staircase to the first floor landing. There is a cloakroom with WC, a separate shower room and two bedrooms. One bedroom is a double sized room with a vanity sink and cupboard. The second bedroom is a single with a vanity sink. The first door on the right opens to the entrance hall where there is a staircase to the first floor bedroom. This is a generous double sized room with ample space for furniture. There is an en-suite fitted with a WC, basin and shower cubicle. The second door opens to a storage room which has a concrete base and window to the rear. To the front of the threshing barn is a storage room which has light and power. There is the original cobbled flooring.

Outbuildings

There are three adjoining outbuildings to the threshing barn. They each have light and power and are ideal for storage or a studio.

Garden and Parking

The rear garden has a patio off the conservatory which has space for alfresco dining and entertaining in the warmer months. There are borders stocked with flowers and shrubs, interspersed trees and a seating area with views of the church. Walking through the old threshing barn with the aroma of roses leads to a large area





laid to lawn with some mature trees planted. Through a gap in the hedge is another section which is laid to lawn with a large monkey puzzle tree, apple trees and some vegetable patches ready for planting. There is a greenhouse and places for seats to sit and survey a hard days work.

To the left of the property are gates which open to the driveway. Here there is planning for several vehicles.

Location

Situated in the heart of the renowned black and white village of Weobley, which is one of the most sought after and picturesque villages in Herefordshire. The village has a thriving village community and is especially popular with tourists and walkers in the summer months. Weobley has a wealth of local amenities including shops, post office, butchers, dentist, doctors surgery, regular bus service, restaurants and pubs also benefitting from primary and secondary schooling. The village is located approximately 9 miles from the market town of Leominster and 11 miles from Hereford where a variety of additional shopping, recreational and educational facilities can be found.

Services

Mains electricity, power and drainage are connected. Oil heating to the main property. Electric storage heaters to the threshing barn. Herefordshire Council Tax Band G

Directions

From Leominster take the A44 that turns into the A4112, keep going then turn left towards the village of Weobley, take the second left towards the village centre, then turn left into the main square, the property is located on the left hand side/



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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3177.52 ft²

295.20 m²

Reduced headroom

10.36 ft²

0.96 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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